

134.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,008,100 / 1,008,100

USE VALUE: 1,008,100 / 1,008,100

ASSESSED: 1,008,100 / 1,008,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HECK EDWARD T & MARTHA A/

Owner 2: CO-TRUSTEES

Owner 3:

Street 1: 90 CHURCHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HECK EDWARD T & MARTHA A -

Owner 2: TRS/CREGO NOMINEE TRUST -

Street 1: 90 CHURCHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2121 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7963	Sq. Ft.	Site			0	90.	0.83	10									593,001						593,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7963.000	411,600	3,500	593,000	1,008,100		86267
							GIS Ref
							GIS Ref
							Insp Date
							05/19/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,600	3500	7,963.	593,000	1,008,100		Year end	12/23/2021
2021	101	FV	398,900	3500	7,963.	593,000	995,400		Year End Roll	12/10/2020
2020	101	FV	398,800	3500	7,963.	593,000	995,300	995,300	Year End Roll	12/18/2019
2019	101	FV	314,300	3700	7,963.	625,900	943,900	943,900	Year End Roll	1/3/2019
2018	101	FV	314,300	3700	7,963.	461,200	779,200	779,200	Year End Roll	12/20/2017
2017	101	FV	314,300	3700	7,963.	441,500	759,500	759,500	Year End Roll	1/3/2017
2016	101	FV	314,300	3700	7,963.	408,500	726,500	726,500	Year End	1/4/2016
2015	101	FV	306,500	3800	7,963.	342,600	652,900	652,900	Year End Roll	12/11/2014

Parcel ID 134.0-0003-0002.0

!10448!

PRINT

Date	Time
12/30/21	10:43:21
Last Rev	
Date	Time
05/13/19	10:47:33
	danam
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HECK EDWARD T &	65993-407		8/28/2015	Convenience	99	No	No		
HECK EDWARD/MAR	29093-148		9/15/1998	Family	99	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/3/2018	1831	Re-Roof	14,075	C					5/19/2018	MEAS&NOTICE	HS	Hanne S
									2/4/2009	Measured	336	PATRIOT
									11/23/1999	Mailer Sent		
									11/5/1999	Measured	256	PATRIOT
									1/1/1982		KM	

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

